



U.S. Department of Housing and Urban Development

San Francisco Regional Office - Region IX  
600 Harrison Street, 3<sup>rd</sup> Floor  
San Francisco, California 94107-1387  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

August 16, 2007

Linda Yoakum, Vice President  
King-Garvey Cooperative Apartments, Inc.  
1680 Eddy Street  
San Francisco, CA 94115

Dear Ms. Yoakum:

Subject: Response to HUD's Notice of Violation  
Project Name: Martin Luther King-Marcus Garvey Cooperative  
Apartments Limited  
Project Location: San Francisco, California  
Project Number: 121-35654  
Section 8 Contract No.: CA39-003-0001

This is to acknowledge receipt of your July 27, 2007 letter responding to HUD's Notice of Violation of June 25, 2007.

Your letter states the Board agreed "to proceed with adopting all measures necessary and appropriate to commence the rehabilitation and physical improvements necessary to ensure the health and safety of the members." Though we appreciate this resolution, the Board has promised many times in the past few years to complete the substantial rehabilitation that the Cooperative urgently needs, but has not taken any action to do so.

In September 2005, HUD required the Board to develop a timeline for the rehabilitation and financing and the Board agreed to do so, but the major work has not yet occurred. More than six months ago HUD issued a letter dated, February 1, 2007, to the Board asking for submission, within 10 days of the letter, of a revised action plan and status report regarding the refinancing and rehabilitation. The Board still has failed to provide the final plan that HUD requested.

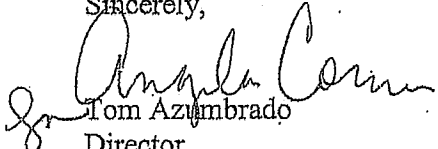
In light of this history, we find it difficult to accept your July 27, 2007 letter and commitment to commence with the rehabilitation and physical improvements. The Board has repeatedly failed to comply with HUD's requests in a timely manner and to demonstrate any specific progress with the re-financing and rehabilitation of the Cooperative.

**EXHIBIT 1**

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The REAC inspection is scheduled for August 28, 2007. If this results in a score of less than 60, HUD will immediately proceed to abate the Section 8 Contract.

Sincerely,

  
Tom Azumbrado  
Director  
San Francisco Multifamily Hub

cc:

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